

## GEORGETOWN REAL ESTATE IS BOOMING

Records Show Great Activity in Trading and Building.

### BRIGHT PROSPECTS FOR THIS SEASON

Placing of Realty Loans Big Item in Business of Winter.

Persons who have paid any attention to the growth of the National Capital's realty market know that Georgetown property has played an important part in the real estate and building activity of this year. This part, already conspicuous, promises to be accentuated during the next few months.

It is generally conceded that Georgetown has never had a brighter outlook from a real estate standpoint than at the present time. Brokers' commissions this spring are far in advance of what they were a year ago and scarcely a day has passed but what one or two good-sized deals have been made. The transfer of vacant ground has figured prominently in the transactions.

Building operations are now under way, which, when completed, will mean the expenditure of more than \$200,000.

#### New Buildings.

T. W. Pickford is building six three-story brick business and dwelling houses on the north side of M street, between Thirty-fourth and Thirty-fifth streets northwest; the Potomac Savings Bank is spending \$55,000 on its building at the northwest corner of Wisconsin avenue and M street northwest; Crandall Mackey is making an improvement at 3318 M street which will cost about \$3,500, and Elie L. Labre is building two modern dwellings at 2554 and 2556 Wisconsin avenue northwest.

Caslear & Co. is about to start the erection of six modern dwellings at the southeast corner of Thirty-third and Q streets northwest; Robert Allen has just completed a six-room and bath dwelling at 1027 and 1029 Thirty-third street northwest, at the cost of \$4,500; F. O'Leary Proby has just completed an \$8,000 apartment house at 329 Prospect avenue northwest; Percy Thompson is building a handsome home on the north side of R street, between Thirty-second and Thirty-third streets, which will cost about \$5,500; Fred A. Linger is contemplating building a row of brick dwellings on Twenty-seventh street, near O, at the cost of about \$12,000.

The most important sale of the past three months in West End really was the purchase of the large business property at the southeast corner of Wisconsin avenue and O street, by N. McPherson, of Washington. This sale was made by Caslear & Co., through the office of J. McKenney Berry.

Another big sale, recently made by Caslear & Co., was that of the quarter-of-an-acre tract, 2715 N street northwest, which was sold for Prof. Asaph Hall and his associates to the Alexander Memorial Baptist Church, of Georgetown. The trustees are now preparing to convert the three-story brick building into a house of worship, the improvements to be started about June 1.

#### Makes Good Sales.

J. McKenney Berry reports the following sales: The three-story brick dwelling at Twenty-ninth street for Mrs. E. V. Fagan to Lewis Messenger for \$4,500; the house at 2309 M street northwest, for Thomas Hyde to Franklin V. Killian, for \$5,000; 3303 O street northwest, to H. W. Fann, of Virginia, for \$4,500; 1294 and 1295 Thirty-seventh street, for Charles R. Murrell to Mr. Erick A. Linger for \$1,500; two frame dwellings on Wisconsin avenue, extended, near Pierce Mill road, for Randolph Poole and George E. Stadler, to Thomas Hyde for \$4,000; a frame dwelling on Twenty-seventh street, to Frederick A. Linger, through Caslear & Co., for \$2,500; a three-story brick dwelling, near K, to H. Levy, for \$2,500; 2220 Thirty-fifth street northwest, two-story frame dwelling, with stable, lot 24 by 117, to G. T. Scribner, vacant lot on Thirtieth street, between Dumbarton avenue and O street northwest.

## FOR SALE—Suburban

The following are some of our choice offerings:

### On Great Falls and Old Dominion Railroad

- Two story, five room house, brand new. Cellar, furnace heat. Lot 50x130. One car fare. Price \$2,500.00.
- New two story, four-room house and shed. All fenced. Lot 75x130. One car fare. Price \$2,500.00.
- Brand new, two story, seven-room house. Porch. Cellar under entire house. 1/4 acre lot. Elevation 465 ft. One square from car line. Fare 6 cents. Price \$3,500.00.
- Two story, six rooms, summer kitchen, cellar and chicken house. Lot 65x130. One car fare. Price \$2,500.00.
- Two story, six-room house with porch and cellar. Good chicken house. 1/4 acre lot. One car fare. Price \$2,500.00.
- Two story, five-room house. Porch on two sides. Lot 54x130. One car fare. Price \$2,500.00.
- Two story, six-room house. Seven thousand square feet of ground. Large front and back porch. One car fare. Price \$2,500.00.
- Two story, six-room house. Brand new. Large front and back porch. Seven thousand square feet. One car fare. Price \$2,500.00.
- Two story, nine-room house. Furnace heat. Good cellar under entire house. Nice fruit trees in bearing. One and one-fourth acres. Just outside one car fare limit—easy walking distance. Price \$6,500.00.

### LOTS—LOTS—LOTS—LOTS—LOTS

In Dominion Heights afford the cheapest and most promising investments on the Old Dominion. The only property along the line where prices have not been advanced since the Road's completion. Lots 25x130 can be bought for \$250.00 each on a payment of \$10.00 down and \$5.00 per month without interest. Allow our salesmen to show you the great development accomplished on this subdivision in an incredibly short time.

### On Rockville Electric Road

- Two story and attic, ten-room house. Large front and back porches. Concrete cellar under entire house. Hot water heat. Electric lighting. Porcelain bath—large bath room. Cabinet mantels. A thoroughly modern, new house on large lot in Friendship. Only one car fare. Price \$6,500.00.
- Six-room and attic house. Brand new. Concrete cellar, hot water heat, cabinet mantels, electric lighting. Nice bath room with porcelain bath. This house occupies a commanding site on a three-fourth of an acre lot. One car fare. Price \$4,500.00.
- New six-room house. Bath, hot and cold water range. Furnace electric lighting. Lot 50x115 fronting on car line. An attractive house in second car fare. Price \$3,500.00.
- New six-room house. Lot 50x115. Same as above, without modern improvements. Price \$2,500.00.

### Chevy Chase

- Two story, seven-room and attic house. Concrete cellar, hot water heat, porcelain bath, electric lighting. Thoroughly modern house on one and one-half acres of ground. Price \$6,500.
- Two story, ten-room house. Bath, furnace heating. Concrete cellar. Lot 100x125. Opposite the Inn. A bargain. Price \$8,500.00.

We have other properties in Chevy Chase ranging in values from \$6,000.00 to \$40,000.00.

## Taggart-Fraser Company

Real Estate in All Its Branches  
1405 New York Avenue

## RESIDENCE CHANGES HANDS



M. R. Moore has disposed of his handsome residence at 1855 Park road for \$20,000. The name of the purchaser is being withheld, although he is understood to be a prominent Washingtonian. The house contains twelve rooms, three baths, and has large verandas. It occupies the center of a lot, being surrounded by pacious lawns. A large stable is on the premises. The house is being sold by the late Mr. Moore, O'Brien & Co. as the sale, in connection with the office of Willige, Gibbs & Daniel.

## BUSINESS THRIVES OUT IN ECKINGTON

Washington's industrial and manufacturing center is rapidly shifting from the southwest to the northeast and adjusting itself along the tracks of the new freight terminals from Union Station to points beyond Rhode Island avenue. In this section is located Eckington, the very heart of the new commercial territory. The biggest deal recently closed in this section was the purchase of a site at the corner of North Capitol and G streets, on which will be constructed a city postoffice. Next to this deal, in point of magnitude, was the purchase of a lot at First and L streets by Swift & Co., for the location of a new plant. Other improvements made during the last few months consist of the erection of large warehouses on M street, near First street; the Chapin-Sacks Manufacturing Company plant, Eckington place; the National Black Company, Schlitz Bottling Company, Barber & Ross, warehouse and millwork plant, and the Mahan Stone Works plants along the tracks at Eckington. While practically all of the property in Eckington has advanced materially during the last few years, unimproved ground may be bought for 25 cents a square foot in certain portions of the section, while in very few parts the price exceeds \$2.50. The fact that this section is nearest the center of the city in the improved facilities that it offers for the handling of freight, has been responsible for its remarkable development so far. As there is still a great deal of vacant land available, the present year promises to result in a great deal of building, which will eventually extend beyond Rhode Island avenue.

## MANY SALES MADE BY REALTY OFFICE

Several sales of both improved and unimproved property have recently been made through the Frank T. Rawlings Real Estate Company. Among some of the principal deals closed up by this firm are the following:

- Two lots on C street, between Twenty-first and Twenty-second, for out-of-town parties, to F. S. Collins; A vacant lot on Q street northwest, between First and Second, to party who intends to erect house upon it.
- Two-story frame building in Benning Heights for Gilbert Spitzer to Thomas R. Harney, through Lieberman & Harney.
- Corner of Fourth and D streets northeast for Eille Pinkerton to William Secrist, \$1,750.
- Lot at 927 New Hampshire avenue for Mrs. Julia R. Evans for \$5,000 to be held by purchaser as investment.
- Lot at 1824 E street northwest for Lewis E. Collins to Jesse W. Rawlings for investment.
- Lot at 1838 E street northwest for P. H. Christman to Jesse W. Rawlings for \$2,000.
- Lot at 814 New Hampshire avenue for Mrs. Mabel F. Rawlings to James Mansfield.
- Lot at 221 B street for J. P. Macan to William Smith, \$4,500.
- Lot 47, block 47, Takoma Park, for E. S. Collins to Charles Shutt for \$250.
- Lot at 1563 V street northwest for F. S. Collins, through Stone & Fairfax, to Ella D. Barrett, \$6,500.

### An Investment

We have had placed in our hands 5 houses which we can sell either separately or as a whole.

**\$11,250**

will buy all. Each rents for \$16.30 per month. A trust of \$1,600 on each will be allowed to remain.

Call at office for particulars.

**THOS. J. FISHER & CO., Inc.**  
738 15th Street N. W.

Telephone Main 6830. After 5 P. M., Main 6746.

## PROPERTY BOOMS UP IN NORTHWEST

Section Has Distinction of Having Recorded the Greatest Activity.

### HOUSES GOING UP ON SUBURBAN LOTS

Unimproved Land Is Increasing Nearly Twenty-five Per Cent in Value.

Distinction of having recorded the greatest activity both in real estate and in building operations again falls to the northwest section of Washington. With approximately 300 houses in course of construction and with unimproved building sites, in many instances held at an advance of 10 per cent over the price asked a year ago, this section has been expanding this spring at a rate unprecedented in its history.

While the section, as a whole, has been represented in the activity, the growth of Fourteenth street, as in past years, has been the most conspicuous. The section west of Eleventh street and north of Florida avenue, especially, has come in for a great deal of activity on the part of buyers and at no time have building operations shown a tendency to slack.

In the Suburbs. Washington Heights, Ingleside, and Woodley Park have been more improved by the erection of a greater number of higher-type residences than probably any other part of the northwest, or, for that matter, entire Washington. The average cost of the houses now being built in these sections ranges between \$7,500 and \$12,000. In several instances, \$25,000 homes are being built.

While there has been but little increase in the value of property in Washington Heights and Ingleside since the first of the year, Woodley Park unimproved land has increased almost 25 per cent. The high prices at which properties in the other two sections have been on the market have prevented as heavy increases being made in their cases as in Woodley Park, where the fixed market valuation was lower to start with.

While Woodley Park property has advanced in price, land, comprised in the Washington Heights and Ingleside sections has more than held its own at the old prices, which amounts to practically the same thing. Recent transactions have tended to bring the three sections to a market basis on which they will bear a more equitable relation to each other in point of land value than has ever been the case before.

Property, generally speaking has recorded an advance in values, west from Twenty-second street to the new Massachusetts avenue bridge, and along this line of the city's expansion unimproved land, in certain sections, is bringing as high as \$4 a foot. The most costly and substantial residences constructed recently have been erected in this portion of the city. From the densely packed and old-fashioned dwellings of the past, there is being manifested for unimproved property, there is little doubt but that the present year will be characterized by a great deal of more building of the same kind.

Considerable building development has been recorded in the section north of Bloomingdale, and especially along the streets of Bryant, Adams, and Champlain place; the National Black Company, Schlitz Bottling Company, Barber & Ross, warehouse and millwork plant, and the Mahan Stone Works plants along the tracks at Eckington. The erection of apartment houses, residences, and business buildings near the terminal of the Mt. Pleasant car line has also constituted a great deal of building in that part of the city during the past year.

Real estate men are of the opinion that considerably more than 1,000 modern-erected houses will go up in the northwest section this year.

### An Opportunity For a Home

In many respects these homes are equal to those you would pay 50 per cent more for. A forced sale gives you the chance to buy for

**\$5,200**

a 3-story brick dwelling with 9 rooms and bath. Located on a wide avenue near two car lines.

They will go quickly. Consult us at once.

Exclusively controlled by  
**THOS. J. FISHER & CO., Inc.**  
738 15th Street N. W.

Telephone Main 6830. After 5 P. M., Main 6746.

## Removal of Tracks Bringing Southwest Section to Front

New Government Buildings Going Up, and School House Is Planned—Property Is Low and Householders Own Their Own Homes.

What the establishment of the cross-town car line system is expected to do for the northeast and southeast sections of Washington, the abolishment of grade crossings is now doing for the southwest section. No other feature has contributed so much within recent years toward stimulating realty values in that part of the National Capital.

A striking example of the benefits of the removal of grade crossings is to be found in the appearance of Sixth street. Formerly, the railway tracks centered on this street, from Maryland avenue and Virginia avenue to the Sixth street depot. They have now been removed and the street has been graded and concreted.

The old bridge is following the passage of the depot and the parking is being leveled to harmonize with the surrounding parts of the Mall.

#### Streets Being Paved.

While this feature has contributed no little of itself, it is not the only one, however, that has attracted attention recently to the southwest. Another is to be found in the fact that the Commissioners have of late been more generous in approving applications for new paving of streets in the section, and this has tended no little to enhance property values.

The Government has done a great deal already for the southwest and is expected to do even more in the future. One of the largest buildings now being erected in the section will be occupied when completed by the Bureau of Chemistry of the Department of Agriculture. This building, which is seven stories in height and of fire-proof construction, is being erected on the east side of Thirtieth street, between B and C. It has a frontage of fifty feet on Thirtieth street and extends back eighty feet, being "L" shape in design.

The interior walls are not plastered but are faced with a white brick, the clay for which was mined at a depth of 100 feet on the Susquehanna river. This brick has the appearance of being enameled.

#### Addition To Big Shop.

Another Government building in the southwest will be that of the new addition to the Bureau of Engraving and Printing. Congress has made an appropriation for the structure, which will be erected on squares 231 and 232, just south of the present quarters of the Bureau.

Residents of the southwest are interested in the construction of the new school building which is to take the place of the old Potomac School. The site for this building is now being determined by the Board of Commissioners. Investors are beginning to take advantage of the opportunities offered by the southwest for building enterprises on an extended scale. A large number of dwellings are now in course of construction, and work on several others will be commenced this month.

A row of brick dwellings has just been completed on the south side of M street, between Third and Fourth-and-a-half streets. These houses have six rooms, a modern bath, and are attractive.

## Make an Offer on These Houses

To close an estate we have been directed to sell these two and three-story brick dwellings at once. Located in the Northwest section near Rhode Island avenue and 15th street, containing 8 and 9 rooms; well built, on lots 20 feet wide and very deep. They offer an exceptional opportunity for investment or home purposes. Call at office for particulars. Make your offer. Any reasonable one will be accepted.

**Thos. J. Fisher & Co.**  
(INCORPORATED)  
738 15th Street N. W.  
Telephone Main 6830. After 5 P. M., Main 6746.

### Bargains--

\$300 cash will buy five small brick houses renting for \$12 per month. Total price \$4,500. Easy terms.

We have a handsome 7-room modern home in Bloomingdale west of North Capitol street. Furnace heat; prime location. For sale at \$5,000—\$500 cash, balance \$4 per cent. Secure permit for inspection.

Two new 6-room dwellings well located in Holmes Manor, at \$4,500 each. Terms can be arranged.

Three new 9 and 12 room dwellings; finely located, west of and near Fourteenth street on the Heights. Prices \$7,500 and \$7,750. Bargains at the price. Let us show them.

A 10-room modern house; kitchen on main floor; hot-water heat. Located on Columbia road near Fourteenth street. Will sell for \$7,500 on reasonable terms.

In Cleveland Park, a beautiful new 8-room detached dwelling with plenty of ground. You will want it when you see it, and the price is only \$8,250.

At \$6,000 you can buy one of the best and most attractively located homes in Mt. Pleasant west of Fourteenth street. Heated by water and in perfect condition. These are Nos. 1509 and 1511 Irving street, next to corner of Sixteenth street. Go see them.

A new 6-room dwelling; furnace heat; on Fifth street northeast; at \$4,250. Well built, modern, and O. K. in every respect. Lot 120 feet deep, 315 and 317 T street northeast, Eckington; beautifully located; new 8 rooms and bath; furnace. Built of the best throughout. Price only \$3,500 each, and terms, if wanted.

We have one of the Oregon avenue houses left for sale. It is No. 1749. There is nothing in that fashionable section to equal it at the price, which is only \$5,500. A beautiful home, modern in every detail. Hot-water heating and a full of the best material from bottom to top.

In Columbia Heights, near Thirtieth street, we have two dwellings renting at \$25.00 per month that occupy a lot 50 feet by 150 feet. This ground alone should be priced at \$5,000. We will sell the whole property, house and lot, at the snap bargain price of \$6,500.

**A. F. FOX COMPANY**  
Established 1876.  
N.E. Cor. 14th and N.Y. Ave.

## APARTMENT HOUSE FINDS READY BUYER

The recent completion of the two big apartment houses, the Chesterfield and Winston, located on Mt. Pleasant street, just south of Lamont street, constitutes one of the major improvements in the building operations of the year in the northwest section. The sale of the Chesterfield to W. T. Fitzgerald a few days ago emphasizes the fact that there is a demand for improved property of a high value in this section.

Bates Warren was the builder of both of these apartments and is at the present time the owner of the Winston. Both structures are exactly alike, containing sixteen apartments each and being four stories high. They are fifty feet wide and have a considerable depth. Brick is used entirely in their construction.

## Don't Miss These New Homes

144 to 162 Adams Street N. W.  
(First Street North of W St. N. W.)

**\$4,250 & \$4,500**

Features of these houses—Large Colonial porches, lots 21 feet front, 6 and 8 rooms and bath, hot-water heat, steel construction, every room a front room, lots 80 feet deep, side and rear alley.

Room for stable or garage. We invite your inspection of these beautiful houses. An opportunity to own an attractive home at a low figure. One look will convince you.

Always open.

Balance \$20 Monthly **H. R. Howenstein Co.**  
1314 F Street Northwest

## A Whole Square

Of the Best Arranged Houses in the City For Small Families

Situated Within Twenty-five Minutes' Ride of the White House

NOW BEING FINISHED UP, AND WILL BE READY FOR OCCUPANCY MAY FIRST

79 houses built } All outside rooms, and  
60 sold before completion } cellars,  
19 for sale } with furnace heat.

These will appeal to the HOME SEEKER, also to the INVESTOR

Prices \$3500 and \$3750

**Cash Payment \$300 and \$500**

\$20 and \$25 Per Month on Principal.

**SPLENDID CLASS OF OCCUPANTS**

Take car to 14th and East Capitol Streets. Go to No. 1424 "A" Street Northeast, and INSPECT A SAMPLE OF BUILDING. Open Evenings.

**THOS. J. FISHER & CO., Inc. (Exclusive)**

738 15th Street N. W.

Telephone Main 6830. After 5 P. M., Main 6746.

## CHEVY CHASE HOMES



Type of house you will find at Chevy Chase.

The above is the home of Mr. Hughes Oliphant.

The entire section is made up of just such attractive houses as this—each bearing a touch of the individuality of the owner. There are no congested rows nor house after house of the same design.

There are still a few lots where you can build such a home as you have had in mind.

We ask that you come out and see for yourself.

There is a branch office just south of the Circle and Plats, Prices, and Particulars may be obtained there or at main office.

**THOS. J. FISHER & CO., Incorporated,**  
738 15th Street Northwest